

H.158

Introduced by Representatives Van Wyck of Ferrisburgh, Canfield of Fair

Haven, Dickinson of St. Albans Town, Fiske of Enosburgh,

Helm of Fair Haven, Quimby of Concord, Savage of Swanton,

Smith of New Haven, Tate of Mendon, and Terenzini of

Rutland Town

Referred to Committee on

Date:

Subject: Conservation and development; natural resources; land use; Act 250;

settlement patterns

Statement of purpose of bill as introduced: This bill proposes to amend

Act 250's "settlement patterns" criterion to exempt development to be located

in an existing commercial or industrial district if the municipality approves the

development under its land use bylaws.

An act relating to development located in an existing industrial district

It is hereby enacted by the General Assembly of the State of Vermont:

Sec. 1. 10 V.S.A. § 6086(a)(9)(L) is amended to read:

(L) Settlement patterns. ~~To~~ The purpose of this subdivision is to

promote Vermont's historic settlement pattern of compact village and urban

centers separated by rural countryside; ~~a.~~

1 (i) A permit will be granted for a development or subdivision
2 outside an existing settlement when it is demonstrated by the applicant that, in
3 addition to all other applicable criteria, the development or subdivision:

4 ~~(i)~~(I) will make efficient use of land, energy, roads, utilities,
5 and other supporting infrastructure; and

6 ~~(ii)(I)(II)(aa)~~ will not contribute to a pattern of strip
7 development along public highways; or

8 ~~(II)(bb)~~ if the development or subdivision will be confined
9 to an area that already constitutes strip development, will incorporate infill as
10 defined in 24 V.S.A. § 2791 and is designed to reasonably minimize the
11 characteristics listed in the definition of strip development under subdivision
12 6001(36) of this title.

13 (ii) This subdivision (L) shall not apply to a development under
14 subdivision 6001(3)(A)(i) of this chapter if:

15 (I) the development will be located in a land use district
16 established by the municipality under 24 V.S.A, chapter 117 before January 1,
17 2015 and the primary purpose of the district is to provide for the continuation
18 and growth of commercial or industrial uses, or both; and

19 (II) at the time of a complete application, the municipality has
20 issued a municipal land use permit for the development under 24 V.S.A.
21 chapter 117.

1 Sec. 2. EFFECTIVE DATE

2 This act shall take effect on July 1, 2015.